Date _____

Date _____

BILL GARRETT, Davidson County
Trans:T20110056791 DEEDWARR
Recvd: 09/13/11 12:42 2 pgs
Fees:13.00 Taxes:66.60
20110913-0071027

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **11-1132**

WARRANTY DEED

THIS INDENTURE, made and entered into this **8/24/2011**, by and between **Linda A. Evers and Mary Frances Evers, Co-Trustees of the Charles K. Evers Revocable Trust dated May 23, 2008, as trustee**, parties of the first part, and **Philip N Bredesen and Andrea Conte, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A tract of land located on the north side of Old Hickory Blvd., to the west of Hillsboro Road, in the City of Forest Hills, being tract 4 on an unrecorded survey by LINE & GRADE, Inc., Brentwood, Tennessee, dated December 1972, and more particularly described as follows:

Beginning at an iron pin on the north right of way of Old Hickory Boulevard, said point being the southwest corner of a 3.89 acre tract vested in B.K. Hibbett, III by deed from Mary Frances Hibbett and husband, B.K. Hibbett, Jr., of record in Book 3250, page 59 ,Register's Office of Davidson County, Tennessee, and vested in B.K. Hibbett, III and wife, Nancy Jarvis Hibbett as tenants by the entireties by deed from B.K. Hibbett, III of record in Book 4492, page 174, said Register's Office; thence North 4 deg 1' East 160.5 feet along the westerly boundary of said 3.89 acre tract to an iron pin; thence leaving said westerly boundary of said 3.89 acre tract, North 79 deg 30' West 793.5 feet to an iron pin in the north right of way of Old Hickory Boulevard; thence South 73 deg 10' East 810.5 feet along the north right of way of Old Hickory Boulevard to the point of beginning, containing 1.58 acres more or less.

Being the same property conveyed to Charles K. Evers, Linda A. Evers and Mary Frances Evers, Co-Trustees of the Charles K. Evers Revocable Trust dated May 23, 2008 by deed from Charles K. Evers, Trustee of the Mary Jane Evers Living Trust established by the Revocable Trust Agreement of Mary Jane Evers Dated August 11, 2006 as to a 50% interest of record as Instrument No. 20110325-0023129, said Register's Office. And further by deed from Charles K. Evers as to a 50% interest as of record as Instrument No. 20110325-0023032, said Register's Office. Pursuant to a Notice of Removal of Trustee as to Certain Real Estate recorded as Instrument No. 20110810-0061542, said Register's Office. Charles Evers resigned as a Co-Trustee.

This conveyance is made subject to any and all existing easements and/or restrictions of record.

Parcel ID # **158-19.02**
Unimproved property located at: **Old Hickory Blvd, Nashville, TN 37215**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Linda A. Evers , Co-Trustee of the Charles K. Evers Revocable Trust dated May 23, 2008

Mary Frances Evers, Co-Trustee of the Charles K. Evers Revocable Trust dated May 23, 2008

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Linda A. Evers and Mary Frances Evers, Co-Trustees of the Charles K. Evers Revocable Trust dated May 23, 2008** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 24th day of August, 2011..

Notary Public

My Commission Expires: 5/6/13

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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Owner's Name: **Phillip N Bredeson and Andrea Conte**

and Address: **Old Hickory Blvd, Nashville, TN 37215**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

~~FAngl~~
1724 Chickering Rd
Nashville TN
37215

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$18,000.00** which amount is equal or greater than the amount which the property transferred ~~would command~~ at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 24th day of August, 2011..

Notary Public

My Commission Expires: 7/6/15

KAREN G. [illegible] NOTARY PUBLIC AT LARGE